



GRAFTON
Massachusetts

COPY

Natalia Alward <alwardn@grafton-ma.gov>

124 North Street Rear - Circle Assets, LLC - Major Residential/Preliminary Plan Development

1 message

aksimpson617@gmail.com via Town of Grafton MA

Mon, Nov 4, 2019 at 12:42

<cmsmailer@civicplus.com>

PM

Reply-To: "aksimpson617@gmail.com" <cmsmailer@civicplus.com>

To: planningdept@grafton-ma.gov

Planning Board Public Comment Form

Submitted from the Town of Grafton website on Monday, November 4, 2019 - 12:42pm

Submitted on Monday, November 4, 2019 - 12:42pm

Submitted by user: Anonymous

Submitted values are:

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**PLANNING BOARD
GRAFTON, MA**

Select a Project: 124 North Street Rear - Circle Assets, LLC - Major Residential/Preliminary Plan Development

First Name: Amy

Last Name: Simpson

Email Address: aksimpson617@gmail.com

Street Address: 148 North Street

City: Grafton

State: Massachusetts

Public Comment Disclaimer: I have read and understand the Public Comment Disclaimer.

Comments:

Joseph Laydon, Grafton Town Planner

Timothy P. McInerney, Grafton Town Administrator

Leah Cameron, Grafton Conservation Agent

Sandra Brock, Grafton Conservation Chairmember

Helen Cheney, Grafton Conservation Member

Alicia Bergeron, Grafton Conservation Member

Patrick J. Huegel, Grafton Conservation Member

Scott Goddard Circle Assets LLC- Developer and Applicant

Vito Colonna, Connerstone Engineering Representative – Owners Representative

EXHIBIT 19

CC:

Natalia Alward, Grafton Town Planner Office Manager

Robert S. Berger, Grafton Inspector of Buildings

Thomas Frederico, Grafton Local Inspector

Nancy Connors, Grafton Board of Health Office Manager

Rebecca Meekins, Grafton Assistant Town Administrator

Kandy Lavalley, Grafton Town Clerk

Like many other residents in the Town, I have many concerns regarding Circle Assets LLC's very large proposed development on North Street. I am taking

the opportunity at this time to present this partial list of concerns to you and to ask that you address them. I am confident that other issues will arise as this proposal is thoroughly vetted. So I reserve the right to speak further on it in the future.

Impact to the wetlands: There are extensive wetlands in the area subject to both development options. The swamps and wetlands area include active streams running throughout. The developer's proposed entrance from North Street passes directly through designated wetlands. Wetlands are very important contributors to the safety, well-being, and preservation the fauna, flora, and animal ecosystems. Once gone, the change to the ecosystems will be permanent. But for residents like me owning properties that abut the proposed subdivision and drawing drinking water from wells on our properties, the changes in surface and ground water locations and flows will likely negatively impact us. How will these surface and ground water changes be managed by the developer so that there are no adverse impacts on us and, if they come about, how will the developer remediate the problems and compensate us and the Town for any damages sustained?

Limited Project Requirements: Due to this proposed development happening on wetlands there is a requirement that as part of the plans the wetlands need to be replaced and there is limited use on what can be filled on the land. I don't see specific references or plans regarding how this will be met. Requesting this information as part of the planning process.

Sewer pump: Sewer pumps are long term high maintenance, must incur daily inspections and a failure of a pump station poses significant environmental concerns and health risks. How will the developer prevent damage to the environment and to our drinking water caused by sewer pump failures? How will the developer remediate problems of this type and compensate the Town and us for damages sustained?

Traffic Study: Currently there is another 'sub division' off of North Street that is in the process of being built with 23 houses within the subdivision, coupled with this proposal of this subdivision with 37 Houses being added to North Street, assuming that each house in the neighborhoods have 2 cars that would be an increase of 120 cars to the street coupled with the current traffic on the road that is a huge amount of traffic to be added to North Street. I am extremely concerned that there has not been a traffic study conducted as part of this preliminary process, that information is vital in deciding how to move forward with the planning process of this sub-division. I see in the documents that the developer has applied for a waiver for this, has this waiver been approved? If so at what point does the developer need to provide the traffic study during this planning phase. I don't agree with a waiver being approved for this project and recommend it is required as part of this initial review.

Noise: Currently the proposed area for the development is thick woodlands/wetlands. If this were to be cleared there would be a large increase in highway noise from the Mass Pike to the current residents of North Street. I did not see that addressed in any of the preliminary plans, the expectation would be for the developer to construct a sound barrier to block out the increase in highway noise from the development will that be added to the current plans?

Impact to the schools with the large increase in population: I don't agree with the developer's assumption that each home in this development would have 0.45 students per household. I have requested the Grafton Student

projections from the Superintendent James Cummings, once received I would like to compare them to the developer's assumption, but was unable to at this time. In developments such as this you can't use the equation of the entire town, most neighborhoods similar to this have an avg of 1- 3 children per household...average that out to 2 kids per house that would be an increase of 74 students in the Grafton School system, that is impactful to our schools and community and can't be overlooked during this planning process. I ask that this be revisited.

Future Financial Responsibility of developer: Based upon recent performance problems of developments on prior sites in Grafton related to drainage, I would like to insure the point of financial responsibility is the developers use of transactional shells for each project. I wanted to address this as I don't see any reference to this in the planning documents provided. Is this a requirement for this project? If not I am requesting this to be added in the planning stage.

Lastly, there are numerous references to the waivers, but I don't see the waivers on file? Please provide a copy of those for my review.

I will be present at the hearing tonight to raise my concerns in person.

Thanks,
Amy Simpson
148 North Street